

TO: Members of the Planning Commission

FROM: General Plan Update Team

DATE: August 27, 2008

SUBJECT: General Plan Workshop #18, Draft Housing Element

Purpose

The draft Housing Element has been prepared for your review and consideration. The Housing Element is one of the seven mandatory General Plan elements required by State law. It contains the comprehensive strategies for promoting the production of safe, decent, and affordable housing within the community for all population segments.

The purpose of this workshop is to present a rough draft of the Housing Element and to receive comments from the Planning Commission and the public. The Housing Element is the last of the draft elements to be presented to the Planning Commission before a second draft of the General Plan will be prepared for review. State law requires that the Housing Element be updated every five years to reflect the community's changing housing needs, unless the timeline is otherwise extended by the State legislation.

The City of Torrance, under the current 2006-2014 Regional Housing Needs Assessment (RHNA) allocation from Southern California Association of Governments (SCAG), will need to provide a total of 1,828 housing units of which a certain percentage must be affordable to certain income levels.

**Regional Housing Needs Assessment 2006-2014
City of Torrance**

Income Group	% of County Median Family Income	Housing Unit Allocation	Percentage of Units
Very Low	0-50%	468	26%
Low	51-80%	292	16%
Moderate	81-120%	312	17%
Above Moderate	120%+	756	41%
Total		1,828	100%

The policies and strategies contained in the Housing Element must sufficiently address how the City will be able to attain the RHNA allocation in order for the Housing Element to be certified by the State of California Department Housing and Community Development. The failure to receive the State's certification of the Housing Element can have both severe financial and legal consequences for the City. As of May 2008, the City has fulfilled the construction of 768 units of the 1,828 units. A breakdown of the remaining 1,063 housing unit allocation is as follows: 468 units for very low income

households, 292 low income households, and 303 units for moderate income households.

Next Steps

A public scoping meeting will be conducted prior to the preparation of the draft Environmental Impact Report in the coming months. In 2009, public hearings will be conducted by the Planning Commission to consider and make recommendations to the City Council on the second draft of the General Plan in its entirety and draft Environmental Impact Report.

Prepared by,

Respectfully submitted,

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Attachment

1. Draft Housing Element